

# 33,850SF ON 3AC FOR LEASE

(3EA) 18' x 16' DID'S -(1EA) 20 x 16 DID - 1 DOCK

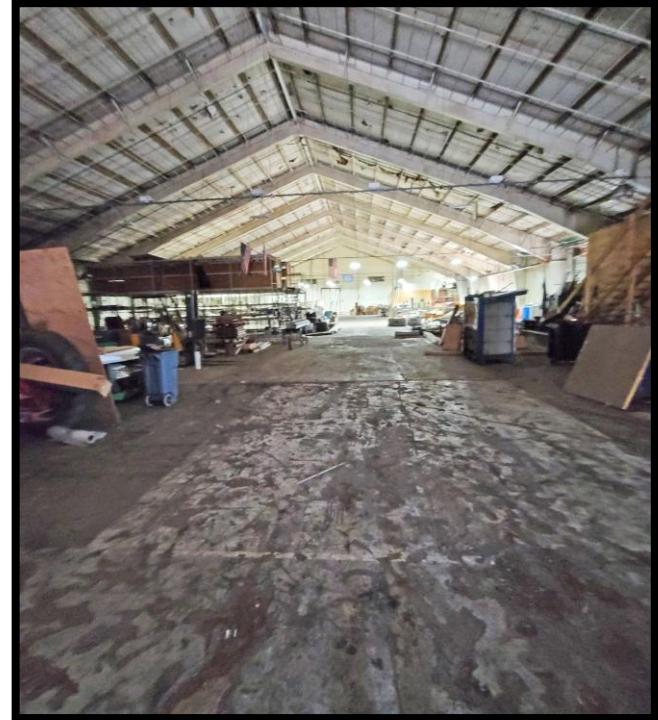
2001 Weber Road Crest Hill, Illinois 60403



## Property Specifications

|                |   |
|----------------|---|
| Building Size: | 33,850sf (125' x 250' clear span warehouse)<br>on 3 acres               |
| Office:        | (Rear grass area to be paved & graveled)                                |
| Clear Height:  | 2,600+/-sf  |
| Loading:       | 16' at eves and up to 32' at center<br>(1ea) Exterior Dock              |
|                | (3ea) 18' x 16' Drive in Doors (to be added)                            |
|                | (1ea) 20' x 16' Drive in Door (to be added)                             |
| Power:         | 480V/600Amp 3-Phase Redundant High Voltage                              |
| Lighting:      | LED   |
| Sprinkled:     | Wet 8"  |
| Floor:         | Heavy Duty High Density Concrete  |
| Zoning:        | M-1 Limited Manufacturing District<br>Triple Catch Basin & Floor Drains |
| Lease Rate:    | \$12.41sf Modified Gross or \$35,000.00/mth                             |
| Occupancy:     | August/September 2025   |

No sign on property-Please do not disturb current tenant



FOR ADDITIONAL INFORMATION CONTACT:

MARK E. KOENIG

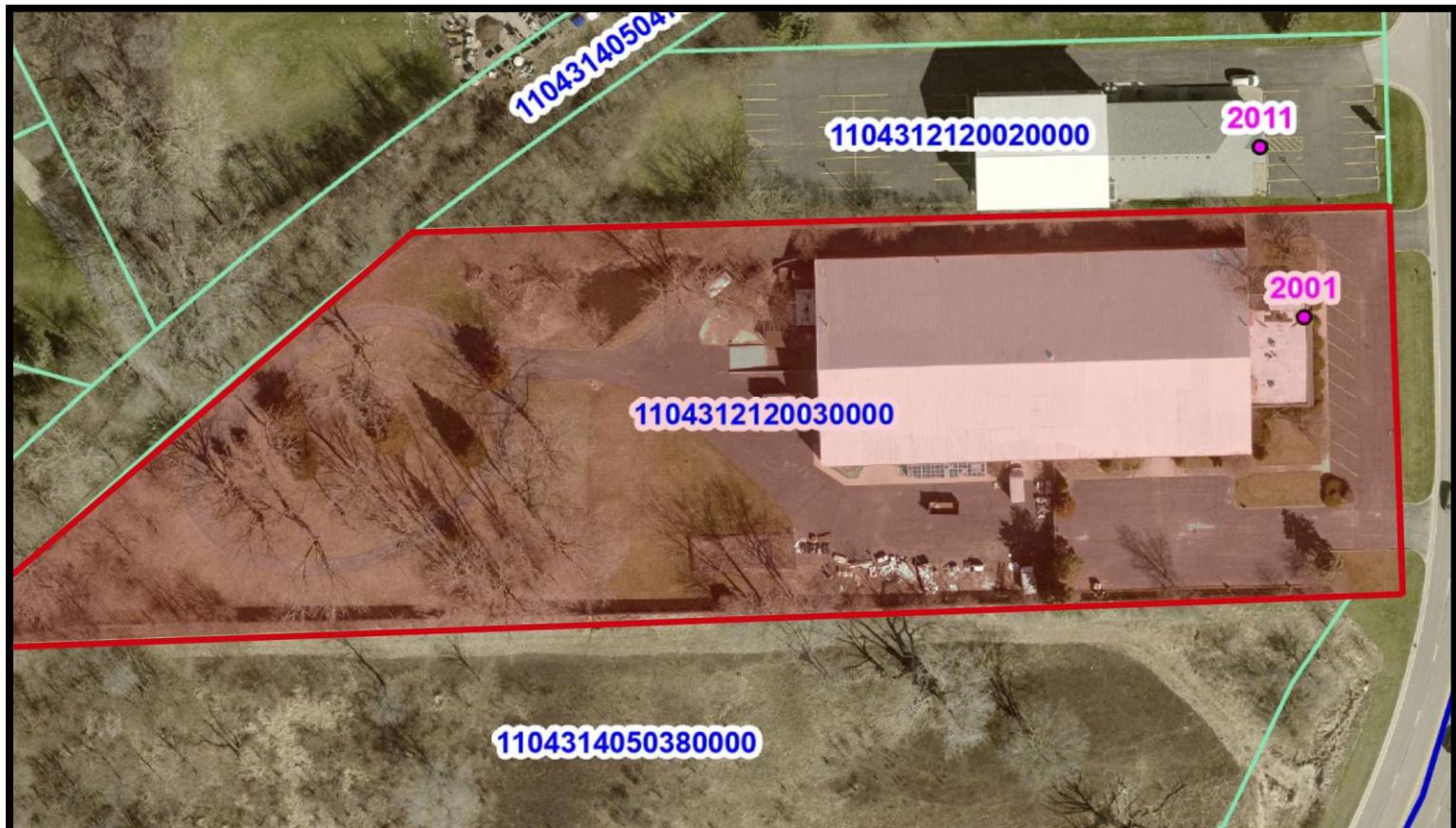
(815) 546-1679 CELLULAR

MARK@MARKEKOENIG.COM

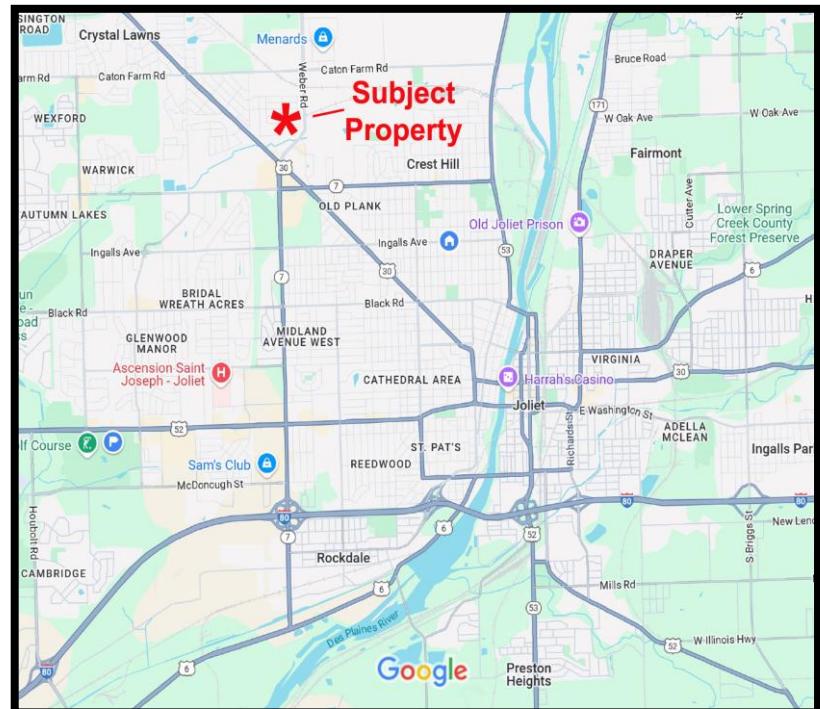
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**Located on Weber Road in Crest Hill, IL**  
1/2 mile to Rt 30/Plainfield Rd & 2 1/2 miles from Rt 53  
3 1/4 miles from the I-55 & Rt 30 Interchange  
6 1/2 miles to the I-55 & Weber Road Interchange.  
3 1/2 mile to the I-80 & Larkin Av Interchange



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